



JIGAWA STATE

**Lands and Regional Planning Sector,
2025 – 2027 MTSS**

December, 2027

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Table of Acronyms

Acronym	Definition
MTSS	Medium Term Sector Strategy
SPT	Sector Planning Team
BEPD	Budget and Economic Planning Directorate
DFID	Department for International Development
PERL	Partnership to Engage, Reform and Learn
ARC	Accountable, Responsive and Capable Government
Mni	Member of the National Institute
MON	Member of the Order of the Niger
M&E	Monitoring and Evaluation
MDGs	Millennium Development Goals
ASPR	Annual Sector Performance Review
LHUDRP	Lands, Housing, Urban Development and Regional Planning
MDAs	Ministries, Departments and Agencies
SLTR	Systematic Land Titling and Registration
LGA	Local Government Area
PPP	Public Private Partnership
NEPAD	New Partnership for Africa Development
ERGP	Economic Recovery and Growth Plan
SDGs	Sustainable Development Goals
PERL	Partnership to Engage, Reform and Learn
CSOs	Civil Society Organisations
DCDA	Dutse Capital Development Authority
FMBN	Federal Mortgage Bank of Nigeria
GIS	Geographic Information System
JSHA	Jigawa State Housing Authority
UDB	Urban Development Board

FORWORD

The Jigawa State Land Sector basically adopt the Medium Term Sector Strategy (MTSS) process, in the year 2018 which was a prerequisite of the State Government Comprehensive Development Framework (CDF II) document

The preparation of this 2023 – 2025 MTSS Rollover (revised) provided a stepwise approach towards achieving the desired objectives of the sector as well as the goals set in the CDF II by the state government. In addition, it also gave a clear picture of implementation strategies that helped to build the capacity of Sector Planning Team (SPTs) and ensures effective coordination.

The MTSS process brought together the entire Urban and Regional Planning sector SPTs to plan and budget in a complementary manner thereby reflecting the various needs of the sector MDAs within the stipulated three years budget ceiling.

The major desire of the Jigawa State Urban and Regional Planning Sector is to achieve *easy access to land for all uses and ensure efficient urban, regional and housing delivery plans that are environment friendly*, through a comprehensive policy document that sets out objectives, targets and strategies which aimed at achieving the desired goal within a given time frame.

Ordinarily, a report of this type cannot be successfully produced without the dedication and support of some committed individuals, groups and organizations through their various contributions to the entire process.

Specifically, the members of the Sector Planning Team (SPT) under the able leadership of the Permanent Secretary/Surveyor General for their tireless effort in developing the evaluation report. Equally supportive, are the managements of the 3 MDAs of the Sector for their technical and financial assistance.

Also we wish express our gratitude for the support of Budget and Economic Planning Directorate, and SPAC DFID for providing the initial and basic training for the Medium Term Sector Strategy (MTSS) planning not only to the land sector, but to all the critical sectors of the Jigawa State Government. Thank you all!

Muhammed Alhassan

Hon. Commissioner;

Ministry of Lands, Housing Urban Dev. And Regional Planning Dutse.

Executive Summary

The provision of Lands for all purposes, housing delivery, physical planning and development of urban centres and rural areas for even and health development across all regions in the State one of the priorities of the State Government especially as this contributes to sustainable economic growth and human development. While shelter according to Abraham Maslow hierarchy of needs, is one of the three necessities of life. Land provides food and spaces for all uses ranging from agricultural, commercial, industrial, institutional, and residential to recreational activities. Thus the need to strategically plan and use it judiciously.

The Lands Sector through MTSS (2025-2027) is focused on all of activities, projects and programs of MDAs forming the sector, comprising of Ministry of Lands, Urban Development Board and the State Housing Authority within the period under review. Essentially the MTSS provides link between policy objectives, budgets and performance analysis that the Sector plans to pursue over the medium-term period of 2025-2027; including the programs to be implemented, the expected outcomes, the projects to be implemented to deliver the outcomes, the costs of the projects and the MTSS implementation monitoring and evaluation arrangements.

In developing the 2025 – 2027 MTSS Rollover document, the sector identified 14 programmes that were prioritized using a rational basis for scoring and assessment. The scoring criterion was based on attainment of CDF II objectives

Indicative resource envelope projected total amount of N538,750,000,000.00 was shared among the 14 identified programmes spanning a period of 3 fiscal years. To finalize the process, the Ministry and its Agencies organized a two-day workshop internally to digest the entire process and work on the previous MTSS templates in its possession. This was followed by the write-up of the 2025 – 2027 draft sector MTSS document by the entire sector planning team.

The total capital budget requirements for 2025 – 2027 are as follows:-

2023 1,040,930,000.00

2024 1,290,930,000.00

2025 1,579,930,000.00

Surv. Abdullahi Hassan

Permanent Secretary

Ministry of Lands, Housing, Urban Development and Regional Planning

1.1 Objectives of the MTSS Document

The MTSS is a process for linking Ministries, Departments and Agencies (MDAs) policies to a mid - term budget. It is also a tool for measuring performance across MDAs through the Monitoring and Evaluation of policy strategies and budget expenditure. Following the development of the Medium Term Expenditure Framework (MTEF) in 2006 and the passing into laws the Fiscal Responsibility Bill in 2008, the Governments of Nigeria have adopted the MTSS as the most reliable and practical mechanism for ensuring effective public expenditure management and pro-poor service delivery. This MTSS will support the implementation of the Lands, Housing, Urban Development and Regional Planning (LHUDRP) Sector's strategies in the following ways:

It will enable the LHUDRP Sector plan and implement its policies on a medium term basis with respect to available financial and human resources. Traditionally, budget practice in Nigeria is one that allows States and Departments to prepare their budgets on an annual basis - a process that delinks policy formulation from expenditure, encourages incremental and non-futuristic outlook of the budget. But the MTSS provides a system for preparing budgets on a 3 - year basis where policies are backed with clear implementation strategies and expenditure spread over the period of a program's life cycle called a medium term. Potentially, MTSS can forestall the challenges of over politicization of the budget that can lead to over bloated budgeting, late releases, unrealistic spending and poor accountability of the budget. Significantly, the MTSS will guide the sector to plan according to its budget envelope. It will help to prioritize the sector's programs and ensure a result based performance monitoring and evaluation (M&E).

Perhaps one of the most important benefits of MTSS is that it links policy objectives, budgets and performance analysis. Traditionally, Nigeria's policies and budgets (recurrent and capital) exist in isolation. In this case, neither policies nor budgets performance are conducted. But the MTSS ensures that budgets are based on well-articulated and evidenced based policies. The processes of achieving MTSS enable a pro-poor budgeting where priority policies, goals and objectives like the gender inclusion, National Policies and MDGs are tagged and tracked.

This MTSS document seeks to present the priorities of LHUDRP Sector and the objectives the Sector plans to pursue over the medium term period of 2020-2022; including the programs to be implemented, the expected outcomes, the projects to be implemented to deliver the outcomes, the costs of the projects and the MTSS implementation monitoring and evaluation arrangements.

1.2 Summary of the Process used for the MTSS Development

The first step taken was the setting up an MTSS Sector Planning Team (SPT), charged with responsibility for developing the sector strategy. It was ensured that the key MDAs were well represented; and that the required skills were available among the members chosen. The Team did not do all the work itself. Some of the tasks such as costing activities and fitting them to the budget structure were done by a select team drawn from all the MDAs who have the required knowledge and skills to perform these tasks.

Following the setup of the SPT, a workshop was organized in Dutse on 7th August, 2019 during which members of the SPT of all MTSS Sectors were taken through a set of pre-strategy session; namely: Annual Sector Performance Review (ASPR), review of high level policy documents, sector situation analysis and preceding and current year sector budget performance analysis.

In addition to in-house meetings, the whole exercise was conducted through a workshop held in Dutse. Three sub-teams were formed to deliberate and develop the detailed matrix of implementing the sector's three key goals in the medium term of three years.

The workshop was attended by sector planning team headed by Honourable Commissioner who is the chairman of the team. Others include Sector Desk Officers from BEPD and representatives of Civil Society Organization (CSO) and PERL that have been very instrumental to the MTSS process for the sector.

The sessions were conducted through various combinations of plenary, group work discussions and presentations. There were three working groups. Group A developed the matrix of Goal 1, Group B did that of Goal 2, and Group C developed Goal 3. Through brainstorming exercises, these groups synchronized each policy goal to reflect the sector's mandate and avoid duplications in the log frame. The processes of prioritization and phasing of the MTSS activities also reflected existing sector programs/projects and provided a smooth flow into the forthcoming years of the medium term plan. The overall planning process was founded on policy environment especially derived from the CDF priorities for Land and Urban Planning.

A one-day refresher session was organized by PERL at Tahir Guest palace, Dutse to prepared for the strategic sessions to come up the following week. The sessions equip up with basic information on MTSS development including the structure for MTSS.

Another workshop held in Kano was organized by PERL and other Development partners in which SPTs of all the 8 MTSS sectors were in attendance. The three days' strategic sessions exposed us to different tools for MTSS development, the project prioritizations and costing template, others template are: cross cutting, reporting and M&E matrix.

A day after strategic session in Kano, the SPTs with support from CSO converge at the ministry conference hall to populate the templates for onward submission to BEPD as agreed during the strategic session.

The weaknesses experienced while developing MTSS Rollover (revised) document include the following:

1. Inadequate time allowed to prepare the MTSS documents.
2. Limited participation of stakeholders.
3. Sectorial collaboration is also inadequate.

1.3 Summary of the sector's Programmes, Outcomes and Related Expenditures

Complete Table 1 below with the programmes your sector plans to implement in the medium term (2025 – 2027), the outcomes of the respective programmes, and the proposed expenditures on the respective programmes. Compare the total cost of all programmes with the indicative budget ceiling issued to your sector as indicated in the Table.

Table 1: Programmes, Expected Outcomes and Proposed Expenditures

Programme	Expected Outcome	Proposed Expenditure		
		2025	2026	2027
Systematic Land Registration and Land Management Information	Land title registered	200,000,000	100,000,000	50,000,000
low cost housing scheme	Low cost houses built and maintained	52,000,000	50,000,000	50,000,000
commercial low cost housing scheme	Commercial houses built	2,536,000,000	293,097,500	355,577,600
Land and Property compensation	Citizens were compensated	2,000,000,000	1,500,000,000	1,300,000,000
Development of Layout and Acquired lands	layouts provided	50,000,000	30,000,000	45,000,000
Aerial Photographic and Mapping	maps captured	32,000,000	40,000,000	25,000,000
Provision of SSG and HOS official Residences	Furnished SSG and HoS Residence	0	0	0
Ministry of Lands Headquarters and zonal land registry	Zonal offices renovated	155,000,000	130,000,000	100,000,000
Development and Renovations of Government Buildings and Other Structures	Government structures developed & maintained	300,000,000	400,000,000	250,000,000

Acquisition of Lithographic and survey equipment	survey equipment procured	52,000,000	40,000,00	30,000,000,000
Development of Regional Master Plan	Regional master plan developed	250,000,000	200,000,000	200,000,000
Establishment of GIS Unit	GIS equipment procured	515,000,000	500,000,000	500,000,000
Development Master Plan for Urban Centers	Master plans produced	75,000,000	80,000,000	90,000,000
Urban development Engineering workshop, equipment and materials	equipment procured	30,000,000	38,000,000	35,000,000
Development Control equipment and materials	equipment procured	375,000,000	300,000.00	250,000,000
Urban Centres Layout Development	Layout developed	450,000,000	400,000,000	300,000,000
State capital development project	Parks and Gardens maintained in Dutse	306,000,000	193,689,500	236,989,500
Total Cost		538,750,000,000	526,013,900	510,579,930,000
Indicative Budget Ceiling		Nil	Nil	Nil

1.4 Outline of the Structure of the Document

Chapter One: Introduction.

It summarizes the key objectives of the MTSS document; the process used for the development of the MTSS; and the sector's programmes, expected outcomes and related expenditures. The chapter ends with an outline of the structure of the MTSS document.

Chapter Two: The Sector and Policy in the State

This chapter discusses the brief introduction to the state, overview of the sector's institutional structure, current situation in the sector, summary of the review of sector policies, statement of the sector's mission, vision and core values and the sector's objectives and programmes for the MTSS period.

Chapter Three: The Development of Sector Strategy

This chapter will dwell on major strategic challenges, resource constraints, projects prioritization, personnel and overhead costs, existing and projections, contributions from our partners, cross-cutting issues, key strategies, justification, responsibilities and operational plan

Chapter Four: Three Year Expenditure Projections

This chapter talks about the process used to make expenditure projections and outline expenditure projections

Chapter Five: Monitoring and Evaluation

This chapter centered on conducting annual sector performance review and organisational arrangements.

1.0 Chapter Two: The Sector and Policy in the State

2.1 A Brief Introduction to the State

The primary objectives of the sector is to provide easy access to land for all uses and ensure efficient urban, regional and housing delivery plans that are environment friendly and ensuring access to housing or land for housing development by all citizens of the State and the development and adaptation of appropriate technologies that encourage the production and use of local building materials. The secondary objectives of the Government in the sector include reviewing of all existing legislation in the Land and housing sub-sector in order to achieve the desired goals and the strict implementation of the State Housing Plans

Since a large segment of the population of Jigawa State lives in the rural and semi urban towns, the need for priority to these areas has also been recognized. Issue of resettlement of communities either affected by development interventions or natural disasters such as flood are of great importance to reckon with.

2.2 Overview of the Sector's Institutional Structure

The Sector is headed by a Commissioner and Permanent Secretary, there are two agencies that is Housing Authority and Dutse Capital Development Authority are being headed by General Managers, and Urban Development Board headed by Executive Secretary respectively. The permanent Secretary and other chief executives are being assisted by relevant Directors.

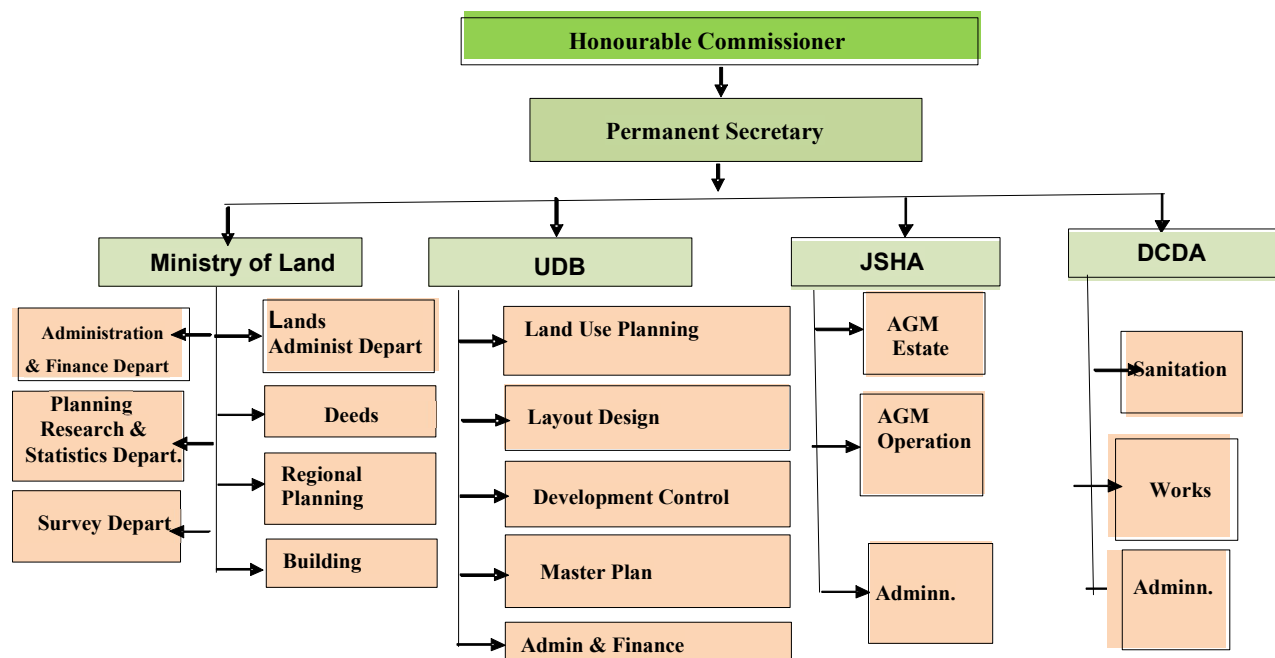
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Name of the Agency	Mandate
Ministry of Land	• To establish a sustainable land information system that will ensure easy access to that land related on all parcels of land in the state towards easing the preparation of certificate of occupancy on government land at all levels and owned by individuals and corporate bodies.

	• Formulation, implementation and evaluation of all Government policies on Housing. • Preparing state land & Housing plans and reviewing same regularly and ensuring possible implementation. • Ensuring access to land for any infrastructure development. • Centralizing and consolidating file storage system whereby existing title document are secured and archived into data base that will ensure proper indexing documents. • Facilitating the total digitalizing and computerizing all available land records to pave away for the else while Land Information system (JIGLIS). • Ensuring active participation of public, private and non-government organization at all levels that ensuring security of tenure and protection from discrimination and equal access to land at affordable houses for all persons. • To operate a smooth land administrations system that is customer-friendly and one that is capable of enhancing and promoting socio-economic growth of all. • To ensure provision of survey plans on all land parcels own by the government, individuals and corporate institution all over the State. • Coordinate activities of agencies under it (UDB, Housing Authority and DCDA)
Housing Authority	• To provide and increase the houses needed by the member of the public for purchase or rent through direct construction and partnership with Private/Public Institutions • From time to time, prepare and submit proposals for Housing Development to the state Government for providing more houses in the state. • Grantee loans to enable members of the public purchase or build their own houses. • Under take any function assigned to it by the Government, either alone or in collaboration with other MDAs
Urban Development Board	• Urban Planning and development • Land Use Planning • Development control • Research and Design
DCDA	• Maintenance of Parks and Garden in Dutse

	• Collection and disposal of refuse within the State Capital • Any duty assign to it by the State Government
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2.3 The Current Situation in the Sector

The Current Situation in the Sector

Government has provided land to private and corporate bodies for various Land uses with 1,940 for residential, 120 for commercial and 1,350 plots for agricultural purposes. In addition, industrial plots were also allocated to the following investors:

- a) Land Granted to GCC for Tiles and Marbles factory
- b) Land acquisition for commercial rice production to Dangote Rice
- c) Land acquisition for out grower scheme to Dangote Rice
- d) Land granted to Northern Agribusiness Ltd for the production of sugarcane plantation
- e) Land granted to Majestic Dairy for commercial rice production
- f) An Additional Parcel of Land granted to Oriental Renewable Energy for 50MW solar power generation

- g) Land granted to NOVASCOTIA for 80MW Solar Power Generation
- h) A piece of Land granted to Umar Villa Hotel the construction of Standard Hotel
- i) Land granted to Pan Africa Solar for solar generation 50MW
- j) Land granted to Oriental Renewable Energy for 50MW solar power generation

To ease up title registration, Systematic Land Titling and Registration (SLTR) was introduced in 2014; a total of 40,000 parcels of land of different purposes were registered as a pilot scheme at Birnin Kudu, Ringim, Gumel, Kazaure, Hadejia and Dutse.

Even though successive administrations in the State have accorded housing a priority position, the sector only enjoys speedy progress in 2008 through direct Government intervention and Public-Private Partnership (PPP). Up to 2007, the need for accommodation by the teeming civil servants and general public relocating to state capital remain a challenge. The establishment of 744, Inuwa Dutse, Abubakar Rimi, Justice Dahiru Mustapha, SKAN Investment Limited and Godiya-Miyetti Housing Estates by the State and private estate developers has reduced the housing deficit. An intervention by the Jigawa State Savings and Loans Limited has significantly contributed in abating the housing problems in the State. From 2008 to 2019, about 1,799 units of various categories of houses were developed largely in Dutse, the State Capital.

The present Government has embarked on the provision of 40 units of low cost housing in each of the 27 Local Government Headquarters and additional 50 units at each of the 5 Emirates' Headquarters. However, 36no., of 1 block of 4 semi-detach houses were constructed and 31no are ongoing across the state.

2.4 Summary of the review of sector policies

In pursuit of the government's policy goal for the sector, the Land sector is piloting the implementation of medium term sector strategies as a tool for developing its medium policy agenda and budget for 2023 – 2025. Though the sector has since 2010 been implementing the Medium Term Expenditure Framework (MTEF) in estimating its revenue projections, the introduction of the MTSS in 2015 accorded the opportunity to articulate medium term goal objectives and strategies aimed at implementing the policy targets defined in the JSCDF.

The following policy and legal documents were reviewed to provide bedrock for the development of MTSS 2025-2027 MTSS: -

- SDGs
- ERGP
- The Jigawa State Comprehensive Development Framework;
- The Nigeria Lands, Housing and Urban Development Road Map;
- Land Use Act 2004;
- National Housing Policy 2012;
- National Urban Development Policy 2011;
- National Urban and Regional Planning Decree 1988; and
- Jigawa State Urban and Regional Planning Law 1998.

Key findings from the respective documents reviewed are as follows:

Policy Documents	Strategic Objectives
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Sustainable Development Goals SDGs11: <i>Make cities and human settlement inclusive, safe, resilient and sustainable</i>	By 2030 1. Ensure access for all adequate safe and affordable housing and basic service and upgrade slumps 2. Enhanced inclusive and sustainable urbanization and capacity for participatory, integrated and sustainable human settlement planning and management all countries.
ERGP	Stimulate construction by building affordable housing 1. Construct 2,700 housing units in the short-term to create 105,000 direct jobs a year and gradually increase to 10,000 housing units per annum by 2020; construct 20,000 pilot social housing units 2. Reposition the Federal Mortgage Bank of Nigeria by recapitalizing it from N2.5 billion to N500 billion to meet the housing needs across Nigeria
Land use Act 2004	1. Vesting of all in the state, Control and management of land advisory bodies, designation of urban areas and applicable law for the interim management of land 2. Principles of land tenure, powers of Governor and local government, and rights of occupiers 3. Rents 4. Alienation and surrender of right of occupancy 5. Revocation of right of occupancy and compensation 6. Transitional and related provisions 7. Jurisdictions of high courts and other courts
The Nigeria land, Housing and urban development road map	1. Facilitate private sector led delivery of 800,000 homes per annum over the next 10 years through 2. Facilitate the implementation of special housing programmes to promote the delivery of 200,000 units per annum for the next 10 years through 3. Establish an information management system for panning, implementation, monitoring and evaluation of programmes and projects through 4. Establish and enforce building standards based on the National Build Code to ensure quality, functionality, aesthetics and safety throughcvbf3v 5. Make serviced land with secure tenure easily available, accessible and transferable and at an affordable price for housing development through 6. Build adequate capacity of professionals and artisans in the built environment through 7. Make cities and human settlements inclusive productive, safe, live-able, resilient and sustainable through 8. Institute sustainable funding models for the finance

	of research and development
National Housing Policy 2012	1. Policy Thrusts, Objectives and Strategies 2. Land for Housing 3. Housing Finance 4. Housing Maintenance 5. Building Materials and Construction Workforce Social Housing 6. Housing Statistics and Information Management Institutional Framework 7. Policy Implementation, Monitoring, Evaluation and Assessment
National Urban Development Policy 2011	The overall goal of the National Urban Policy is to promote a dynamic system of clearly defined Urban settlements, which fosters sustainable economic growth, promote efficient urban and regional planning and development as well as ensures improved standard of healthy living and well-being of all Nigerians.
Nigerian Urban and Regional Planning Laws CAP. N138 LFN 2004 (decree No 88, 1992 & Decree No 18, 1999 (Amendment)	Guidelines, regulations and legislations on urban and regional planning
The Jigawa State Comprehensive Development Framework (CDF)	Ensuring access to housing or land for housing development by all citizens of the State through • Development of various categories of houses to satisfy public demand for housing in the State. • Development of various categories of houses for purchase in urban centres to satisfy public demand. • Development of rural housing scheme for resettlement of disaster victims or displaced persons as a result of setting developmental projects
Jigawa State Urban and Regional Planning Law 1998	1. Plan Preparation and Administration 2. Enforcement 3. Additional Control in Special Cases 4. Acquisition of Land AND Compensation 5. Improvements Areas Rehabilitation, Renewal and Upgrading

2.5 Statement of the Sector's Mission, Vision and Core Values

Mission statement:

To provide easy access to land for all uses and ensure efficient urban, regional and housing delivery plans that are environment friendly.

Vision Statement:

A dynamic land administration for sustainable urban and regional settlement which will foster socio-economic growth, promote efficient settlement and improve standard of living.

2.6 The Sector's Objectives and Programmes for the MTSS Period

The objectives were developed through wider stakeholders' consultation among Land sub-sectors. The 10 number objectives were derived in consonant with the overall policy thrust of the sector as outlined in the state developmental plans

Table 2: Summary of State Level Goals, Sector Level Objectives, Programmes and Outcomes

State Level Goal	Sector Level Objective	Programme	Outcome
Provide easy access to Land in the state for all	encourage statutory right holders to form cooperatives	Systematic Land Registration and Land Management Information	Land Title Registered, Comprehensive and computerised land databank for the state
		Land and Property compensation	Decision making process is enhanced, Developments of slums are prevented.

	make land secured and transferable at affordable cost for development	Development Control equipment and materials	Property development facilitated,
	improve the Land use composition and equitable distribution	Development of Layout and Acquired lands	Curtail, haphazard development of land, facilitate economic growth & development, Property development facilitated, enhanced easy access to all land uses and livable environment.
	Provide incentive to encourage developers	commercial low cost housing scheme	Increase in home ownership, achieve orderly convenient and aesthetic environment.
Develop a sustainable system for urban and regional settlement	provide adequate, functional infrastructure and housing development	low cost housing scheme	Increase in home ownership, orderly convenient and aesthetic environment
		New Government house (existing and additional facilities)	Enhance aesthetic value of the environment, Decision making process enhance
		Provision of SSG and HOS official Residences	Property development facilitated
		Ministry of Lands Headquarters and zonal land registry	achieve orderly convenient and aesthetic environment
		Commissioner residence quarters (G9 Quarters)	achieve orderly convenient and aesthetic environment
		Urban development Engineering workshop,	Property development facilitated

		equipment and materials	
		State capital development project	facilitate economic growth & development, improve healthy environment
	to create an enabling environment for Urban and regional planning	Development Master Plan for Urban Centers	guided physical environment, A healthy and decent physical environment is created
Establish a sustainable geographic information system that will ensure easy access to all land related data.	facilitate access to needed maps and resources for land use management of urban and regional development	Acquisition of Lithographic and survey equipment	Comprehensive and computerised land databank for the state,
		Establishment of GIS Unit	guided physical environment, Comprehensive and computerised land databank for the state
		Aerial Photographic and Mapping	guided physical environment

Summaries in Table 3 the objectives, programmes and outcomes deliverables of your sector over the MTSS period (2023 – 2025). These should include Key Performance Indicators (KPIs), baseline and realistic targets of the outcomes. Add rows to the table as necessary!

Table 3: Objectives, Programmes and Outcome Deliverables

Sector Objectives	Programme	Outcome Deliverable	KPI	Baseline (e.g. Value of the Outcome in 2018)	Target		
					2025	2026	2027
encourage statutory right holders to form cooperation	Systematic Land Registration and Land Management Information	Land Title Registered, Comprehensive and computerised land databank for the state	Number of statutory title registered	40,000.00			
	Land and Property compensation	Decision making process is enhanced, Developments of slums are prevented.	Number of illegal structure demolished, proportion of urban habitation renewed				
make land secured and transferable at affordable cost for development	Development Control equipment and materials	Property development facilitated,	Number of properties developed				
improve the Land use composition and equitable distribution	Development of Layout and Acquired lands	Curtail haphazard development of land, facilitate economic growth & development, Property development facilitated, and enhance easy access to all land uses and liveable environment.	Number of illegal structure demolished				
			Number of Master plan and layout plans prepared				
			Number of developers & investors attracted				

provide adequate, functional infrastructure and housing development	low cost housing scheme	Increase in home ownership, orderly convenient and aesthetic environment	Number of houses owned, number of properties developed				
	commercial low cost housing scheme	Increase in home ownership, achieve orderly convenient and aesthetic environment.	Number of houses owned, number of properties developed				
	New Government house (existing and additional facilities)	Enhance aesthetic value of the environment, Decision making process enhance	Number of policies formulated,				
	Provision of SSG and HOS official Residences	Property development facilitated	number of properties developed, Number of Master plan and layout plans prepared				
	Ministry of Lands Headquarters and zonal land registry	achieve orderly convenient and aesthetic environment	proportion of urban habitation renewed				
	Commissioner residence quarters (G9 Quarters)	achieve orderly convenient and aesthetic environment	proportion of urban habitation renewed				
	Urban development Engineering workshop, equipment and materials	Property development facilitated	number of properties developed, Number of Master plan and layout plans prepared				

	State capital development project	facilitate economic growth & development, improve healthy environment	Reduction of outbreak disease recorded, Kilometres of road and drainages constructed				
	low cost housing scheme	Increase in home ownership, orderly convenient and aesthetic environment	Number of houses owned, number of properties developed				
to create an enabling environment for Urban and regional planning	Development Master Plan for Urban Centers	guided physical environment, A healthy and decent physical environment is created	Number of illegal structure demolished, Number of physical plans developed				
facilitate access to needed maps and resources for land use management of urban and regional development	Acquisition of Lithographic and survey equipment	Comprehensive and computerised land databank for the state,	Number of requests made in data from the unit, number statutory title registered				
	Establishment of GIS Unit	guided physical environment, Comprehensive and computerised land databank for the state	Number of requests made in data from the unit, number statutory title registered, Number of physical plans developed				

	Aerial Photographic and Mapping	guided physical environment	Number of physical plans developed				
Provide incentive to encourage developers	commercial low cost housing scheme	Increase in home ownership, achieve orderly convenient and aesthetic environment.	Number of houses owned, number of properties developed				

Chapter Three: The Development of Sector Strategy

3.1 Outline Major Strategic Challenges (Constraints and Potentials)

Major constraints of the sector include, high complain on low compensation rate on acquired land, low registration of titles, low payment of ground rents, inadequate housing finance, difficulties in accessing loan facilities, high cost of building materials, difficulty to access land, high construction cost and low return on investments from poor payment culture by beneficiaries on public houses, sprawl of illegal layouts and structures, none existence of Jigawa Geographic Information System (JGIS), lack of regional master-plan and overstretching of Dutse Master-Plan and non-review of existing laws. Despite these challenges, the sector has huge potentials that include; land, which is accepted as the most important resource next to humans in the state with the land mass of 24,742 sq.km, high demand for land for large scale agricultural investments, industries, housing due to population growth and urbanization,

With regards to the Housing sub-sector high cost of building materials, access to land, high cost of capital and low return on investments have remained key concerns. Because of high demand due to population growth and urbanization, demand for housing far exceed the capacity of government to provide and the private estate developers have been making efforts to bridge the supply gap and are gradually becoming key players in the sector. Also, the gradual boost in commercial and economic activities in the State Capital which is now attracting more people to the state is adding to the attractiveness of the housing sector in the state. The introduction of Systematic Land Registration Initiatives embarked upon by the Ministry of Lands with the support of GEMS III (a DFID funded Program) also offers another potential for the sector as it enables easy access to Land Titles / Certificate of Occupancy

STRATEGIC CHALLENGES

- ✓ Lack of existing State Policies on Land, Housing and Urban Development: The sector is currently undergoing reforms which have seen various MDAs under the sector being pulled together. This is necessitated the need to have a comprehensive sector policy which provision has been made for in the MTSS.

- ✓ Changes in Government priorities in executing programs: Development projects were predominantly centred in the urban areas but the current government policy is focused towards upgrading rural areas. As part of the current Governments' diversification mass housing programme are planned to be spread all over the state.
- ✓ Inadequate funding of programs: Over dependence on statutory allocations has incapacitated MDAs to execute their programme as planned. Low IGR has also contributed to the lack of funds for programmes in the sector.
- ✓ Qualified man power shortages: In most of the departments the directors are directing themselves due to acute staff shortage. The embargo on employment that has engulfed the state for a while has created an unplanned succession gap within the sector and the state in general.
- ✓ Inadequate synergy among sectional MDAs: The MTSS process has brought together the need for sectors to talk and share a common goal. This was not in place because there was this individualistic approach to execution of project/programmes that has led to the duplication of programmes and has created unnecessary financial bloating of budget.

3.2 Resource Constraints

Complete tables 4 and 5 with the historical budget data of your sector. Discuss the results in the tables. Were all the budgeted funds released? If not, what has been the impact on your sector? The balance between capital and recurrent expenditure; what proportion of the approved expenditure is recurrent (Personnel + Overhead) and what proportion is Capital? Is the proportion healthy; if not, what does the Sector plan to do better in future?

Table 4: Summary of 2021 Budget Data

Item	Approved Budget (N'000) in 2024	Amount Released (N'000) in 2022	Actual Expenditure (N'000) in 2023	Amount Released as % of Approved	Actual Expenditure as % of Releases
Personnel	225,400,000.00	190,842,432.00	190,842,432.00	84.7%	84.7%
Overhead	88,800,000.00	75,068,976.00	75,068,976.00	84.5%	84.5%
Capital	873,500,000.00	199,159,098.00	199,159,098.00	22.8%	22.8%
Total	1,187,700,000.00	465,070,506.00	465,070,506.00	39.2%	39.2%

Table 5: Summary of 2024 Budget Data

Item	Approved Budget (N'000) in 2024	Amount Released (N'000) in 2024	Actual Expenditure (N'000) in 2023	Amount Released as % of Approved	Actual Expenditure as % of Releases
Personnel	278,960,000.00	153,153,179.00	153,153,179.00	55.00%	
Overhead	96,400,000.00	48,041,350.00	48,041,350.00	50.00%	
Capital	1,405,500,000.00	773,321,340.00	773,321,340.00	55.02%	55.02%
Total	1,237,831,000.00	854,155,823.00	854,155,823.00	69.0%	69.0%

3.3 Projects Prioritization

Complete Table 6 with the results of your projects prioritization and described how you have prioritised your projects; what criteria were used, how was the scoring done, etc.? Also explain why the prioritisation was necessary and how you plan to use the results of your prioritisation exercise.

Table 6: Summary of Projects Review and Prioritisation (Ongoing, Existing & New Projects)

S/N	Project	Project Name	Project's Contribution to State Development Plan Goals	Project Likelihood	Nature	Total	Project	Physical	Project	Time line
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[illegible]

3.4 Personnel and Overhead Costs: Existing and Projections

Complete Table 7 with the approved 2019 budgeted figures (approved and actual) for your sector's personnel and overhead; as well as what you project the figures to be for each of the MTSS years of 2020 – 2022. Justify your projections for personnel and overhead.

Table 7: Personnel and Overhead Costs: Existing and Projected

Expenditure Head	2024 (N'000)		Projections (N'000)		
	Approved	Actual (By Aug)	2025	2026	2027
Personnel Cost	278,670,000	153,153,179.00	278,670,000	278,670,000	278,670,000
Overhead Cost	96,400,000	48,041,350.00	96,400,000	96,400,000	96,400,000
Total Cost (N)	375,070,000	201,194,529.00	375,070,000	375,070,000	375,070,000

3.5 Contributions from our Partners

Name of Partners	Support
GEMS 3	Technical and financial support provided on the SLTR
Godiya Miyetti	Develop housing estate at Jigawar Tsada, Dutse,
PERL	Providing technical support to developing MTSS and strengthening systems and processes in the sector.
Federal Mortgage bank	Provide facilities for the state mass housing scheme.

Table 8: Grants and Donor Funding

Source Description Grant	/ of	Amount Expected (N'000)			Counterpart Requirements (N'000)			Funding
		2023	2024	2025	2023	2024	2025	
Nil		Nil	Nil	Nil	Nil	Nil	Nil	

3.6 Cross-Cutting Issues

1. **Ministry of Agriculture/Environment:** de-gazette of some forest reserve and converting it to farm plots to increase agricultural purposes
2. **Environment:** Environmental impact assessment (EIA) and resolve issues of acquiring forest reserve
3. **Farmers and Herds Men Board:** resolve issues of acquiring grazing reserves and cattle routes'
4. **Ministry of Commerce:** acquisition of land for commercial and industrial purposes.

5. **Jigawa State Investment Promotion Agency (Invest Jigawa):** in appraisal of proposal of investors as well in providing land for investors.
6. **Ministry of works and Transport:** provides estate infrastructure (access road and street light) in the housing estate built by the Lands Sector and
7. **Ministry of Works and Transport:** construction of township road in urban areas whereby Lands Sector take charge of valuation, compensation and demolition of affected structures
8. **Ministry of Water Resources:** construction of water scheme in the constructed new housing estate or an addition of water facility to existing estate.

3.7 Outline of Key Strategies

Complete Table 9 to describe the main strategies and core activities of your sector's MTSS. This is the Logframe discussed previously. The table could be completed in Excel format, copied and inserted in the report. The instructions for completing the Table are as follows:

- Column 1: Add the outcomes developed for each programme (As in Tables 2 and 3 above).
- Column 2: Add all projects that will be implemented in relation to the respective programmes; i.e. projects that will be implemented in order to deliver the expected outcomes. If the number of projects or activities is more than the number of rows provided in the Logframe Table, add more rows.
- Columns 3 – 5: Record the proposed expenditure for each project. The proposed expenditure will be derived through costing of the projects.
- Column 6: Indicate the output expected from each project. An output is what you expect to get from spending money on a particular project. For example, if the project is "Construct a block of six classrooms at Aiyegun School"; then the output to be expected after the project has been executed is "A block of six classrooms constructed at Aiyegun School".
- Column 7: Output KPI is how would we know whether or not the specified output is delivered.
- Column 8: The value of the output during the base year; e.g. 2018 (the baseline value).
- Columns 9 – 11: The quantities of the output that will be delivered in each of the MTSS year (2020 – 2022).
- Column 12: Specify the MDA in your sector that is responsible for implementing the project and delivering the associated output.

Table 9: Summary of projects' expenditures and output measures (The Logframe)

[illegible]

Outcome	Project Title	Proposed Expenditure (N'000)			Output	Output KPI	Baseline (e.g. Output Value in 2022)	Output Target			MDA Responsible
		2025	2026	2027				2025	2026	2027	
recorded Land Title Register, Comprehensive and computerised land database for the state	Systematic Land Registration and Land Management Information	10,000,000	10,000,000	15,000,000							
	Land and Property compensation	225,553,400	300,000,000	300,000,000							
	New Government house (existing and additional facilities)	100,000,000	Nil	Nil							
	Provision of SSG and HOS official Residences	Nil	Nil	Nil							
	Ministry of Lands Headquarters and zonal land registry	30,000,000	30,000,000	45,000,000							
	Commissioner residence quarters (G9 Quarters)	-	-	25,373,400							
	Acquisition of Lithographic and survey equipment	5,000,000	-	5,000,000							
	Aerial Photographic and Mapping	5,000,000	5,533,400	25,000,000							
	Completion of legislative quarters	Nil	Nil	Nil							

Outcome	Project Title	Proposed Expenditure (N'000)			Output	Output KPI	Baseline (e.g. Output Value in 2022)	Output Target			MDA Responsible
		2025	2026	2027				2025	2026	2027	
	Establishment of GIS Unit	100,000,000	100,000,000	120,000,000							
make land secured and transferable at affordable cost for development	Development Master Plan for Urban Centers	90,000,000	80,000,000	96,989,500							
	Urban development Engineering workshop, equipment and materials	41,139,500	68,000,000	75,000,000							
	Development Control equipment and materials	25,000,000	45,693,500	65,000,000							
Curtail, haphazard development of land, facilitate	Development of Layout and acquired Lands	20,000,000	30,000,000	45,000,000							

3.8 Justification

Briefly describe the justification for the strategies chosen; especially how you used the results of your projects prioritisation to bring your proposed expenditures within the indicative budget issued to your sector by the BEPD.

3.9 Responsibilities and Operational Plan

Make a reference to the organisational responsibilities for implementing the strategic plan as indicated in the last column of Table 9. You do not have to provide an operational plan in this MTSS document. But you may use this sub-section to identify this need and comment on the ways in which this has already been thought about in your planning; as well as how you plan to develop it later.

Chapter Four: Three Year Expenditure Projections

4.1 The process used to make Expenditure Projections

Describe some of the key rules of thumb and costing assumptions made in working out the proposed costs of the projects in this MTSS.
Provide details of the costing as an Annex.

4.2 Outline Expenditure Projections

Describe the main features of Tables 7 and 9; especially the balance between capital and recurrent expenditure; what proportion of the total proposed expenditure is recurrent (Personnel + Overhead as in Table 7) and what proportion is Capital as in Table 9? Is the proportion healthy; if not, what does the Sector plan to do better in future?

Chapter Five: Monitoring and Evaluation

5.1 Conducting Annual Sector Performance Review

What form will the annual performance review take? When will it be performed and what process will it involve? How will the results be used in making revisions to this MTSS next year? The M&E Unit of the BEPD should be able to support sectors in writing this section.

5.2 Organisational Arrangements

Describe outline responsibilities for monitoring work. Who will collect data, and who will perform the analysis? How will the results be reported? What will the results be used for?